

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer **all** of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

Since the waiver being requested is for the landscape buffer between the C-2 zone and EZ-1 zone located on the interior of the site, no neighbor will be adversely affected by the lack of buffer.

2. Will the waiver violate the Comprehensive Plan?

All buffers around the perimeter of the site shall be adhered too in conformance with the comprehensive plan.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, it is only requested that the buffer be waived as it crosses through the interior of the site.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

B) Conformance with this regulation would lead to a large section of the lot being unusable due to the landscape buffer dissecting the site which creates an unnecessary hardship for the applicant.